

# IDAHO DEPARTMENT OF LANDS ASSET ACQUISITION OVERVIEW

The  
LAND  
Where  
MIRACLES  
Grow



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## *If I want to propose a land exchange, how do I know what Idaho Department of Lands is looking to acquire?*

This is a question that comes up in every discussion about land exchanges. This handout provides a brief overview of the acquisition goals of the Idaho Department of Lands as well as some examples of land or other types of assets that the Department may be interested in acquiring. First of all, let's make certain that we understand who the Idaho Department of Lands [IDL] is and where their direction comes from.

## *Who is the Idaho Department of Lands?*

*Supporting Idaho Schools and Institutions since 1890...*

When Idaho became a state in 1890, lands were granted to Idaho by the Federal government on the condition those lands produce maximum long term financial returns for public schools and other beneficiaries (referred to as "Public School Lands"). Today, Idaho has about 2.5 million acres of Public School Lands that are managed on behalf of nine beneficiary groups. The Idaho Department of Lands manages this sacred trust under the governance of the Idaho State Board of Land Commissioners. A full list of beneficiaries and more information about the management of these lands can be found at <http://www.idl.idaho.gov/index.htm>.

## *The Asset Management Plan*

The Idaho State Board of Land Commissioners [Land Board] on December 20, 2007, approved the first *Asset Management Plan (Plan)* to guide the management of Public School Lands. This Plan is used by IDL as a foundation on which to base management decisions. This Plan is available on the IDL web site listed above.

## *So....what is an asset?*

Webster's Dictionary defines an asset as "an item of value owned". In addition to land, other assets that IDL may manage or be interested in include: structures and improvements [commercial/ industrial buildings], water rights, mineral rights, development rights, timber harvest rights, rights-of-way or utility capacity. *Most importantly — the asset must be legally transferable and located within Idaho.*

## *Priorities for New Assets*

When considering the addition of new assets there are four specific priorities that have been outlined by IDL:

- |                        |  |
|------------------------|--|
| <u>Priority One:</u>   | Increase net cash flow   |
| <u>Priority Two:</u>   | Obtain all purpose legal access  |
| <u>Priority Three:</u> | Diversify asset types to reduce risk and increase ownership in non-forested land |
| <u>Priority Four:</u>  | Reduce management costs  |

*See back for examples of characteristics and various types of assets that would meet these priorities.*



## What characteristics would a building or piece of land need to meet the acquisition priorities?

### *Developed Office / Retail / Industrial*

- Shortage of vacant/available office, retail or industrial space in desirable market area
- Buildings are good quality and have modern systems such as heating, cooling, electrical and plumbing
- Tenants are already located in the building and are interesting in staying
- Building interior can be easily rearranged to meet tenant space needs
- Lease is competitively priced with rent increase provisions

### *Undeveloped Office / Retail / Industrial*

- Shortage of available office, retail or industrial space
- Comprehensive Plan and/or current zoning support proposed land use
- Necessary utilities (water/power/sewer/etc) are available in area to be developed

### *Agriculture*

- Dry or irrigated cropland with average to good productivity
- Transferable water rights included with irrigated cropland
- Opportunity for crop production leasing
- Cropland located close to urban development

### *Forest*

- Improves or provides access to existing IDL forest land
- Increases inventory of productive forest land in strong market areas
- Reduces management costs through consolidation of productive forest land
- Forest land located in areas where other land uses may be possible in the future
- Includes other opportunities for income such as ecosystem services or conservation easements

### *Rangeland*

- Improves access to land assets impacted by nearby urban growth
- Layered revenue activities are possible such as gravel pits, cell tower sites, billboards and wind or solar energy production
- Eliminates islands of private land within large areas of IDL land asset holdings
- Increases IDL's land assets with usable terrain, productive soils, water rights; reduces land assets with noxious weeds and/or sensitive species



## The Acquisition Process—where does it begin?

Asset acquisition is a formal process, called Parcel Nomination, that is initiated in the Supervisory Area Office. For more information about the Parcel Nomination process and forms go to: <http://www.idl.idaho.gov/am/am.html#form>. Below is a list of the Idaho Department of Lands Supervisory Area Offices and phone numbers.

### Listing of Supervisory Area Offices:

Cataldo Area—Kingston, ID: (208) 682-4611  
Clearwater Area—Orofino, ID: (208) 476-4587  
Craig Mt. Area—Craigmont, ID: (208) 924-5571  
Eastern Area—Idaho Falls, ID: (208) 525-7167  
Kootenai Valley Area—Bonners Ferry, ID: (208) 267-5577  
Maggie Creek Area—Kamiah, ID: (208) 935-2141  
Mica Area—Coeur d'Alene, ID: (208) 769-1577

Payette Lake Area—McCall, ID: (208) 634-7125  
Pend Oreille Area—Coeur d'Alene, ID: (208) 263-5104  
Ponderosa Area—Deary, ID: (208) 877-1121  
Priest Lake Area—Coolin, ID: (208) 443-2516  
South Central Area—Jerome, ID: (208) 324-2561  
Southwest Area—Boise, ID: (208) 334-3488  
St. Joe Area—St. Maries, ID: (208) 245-4551

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